

September 21, 2022
File: 161414154

Attention: Mr. Paul Di Losa
Corporation of the City of London
City of London
300 Dufferin Avenue
London, ON N6A 4L9

Dear Mr. Di Losa,

Reference: 3810-3814 Colonel Talbot Road, London, Ontario – Sanitary Servicing Brief

This letter is written to support the residential development at 3810-3814 Colonel Talbot Road in the City of London in demonstrating an adequate outlet and connection to the sanitary sewers on Royal Magnolia Avenue.

The site is approximately 3.72 hectares (ha) in size and is located on Colonel Talbot Road north of Kilbourne Road.

DOWNSTREAM SANITARY SEWER OUTLET

The downstream outlet for the proposed development is ultimately to the 750mm diameter trunk sanitary sewer on Campbell St. North. The development will be serviced via the local sewer on Royal Magnolia Avenue which is part of the W3 Subdivision north of the site. The subject lands are part of External Area 3 and the future servicing strategy for the development is shown on Figure 2.0 of this memo, which shows the site out letting to Royal Magnolia Avenue existing sanitary sewer via Colonel Talbot Road.

PROPOSED SANITARY SERVICING SEWAGE FLOW

The proposed development consists of one six storey apartment building consisting of 84 units and 105 townhome units as per the conceptual site plan completed by Stantec dated June 10, 2021. Using the City of London standards, a population of 387 was determined for the development.

The current City of London standard per capita flow of 230 L/day was used to determine total flow from the site. Flows from proposed site are shown in Table 1 below.



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Table 1 – Proposed Sanitary Contribution Capacity for Site

AREA	HECTARES	TOTAL POP.	PEAKING FACTOR	INFILT L / s	SEWAGE L / s	TOTAL L / s
3-1	1.80	188	4.16	0.18	2.29	2.47
3-2	3.72	387	4.03	0.37	4.57	4.94
3-3	3.64	379	4.03	0.36	4.48	4.84
Total	9.16	954	3.81	0.92	10.65	11.57

The proposed development is area 3-2 and part of External Area 3 shown in the Sanitary Servicing Analysis – Bostwick Residential Neighborhood memo which has a total area of 9.16 hectares and an allocated population of 1649. Total flows allocated for the area are shown in the table below.

Table 2 – Sanitary Contribution Capacity for External Area 3

HECTARES	TOTAL POP.	PEAKING FACTOR	INFILT L / s	SEWAGE L / s	TOTAL L / s
9.16	1035	3.79	0.92	11.49	12.40

The proposed development will utilize 11.57L/s of the allocated capacity of 12.40L/s or 93% of the total capacity.

FUTURE SANITARY SERVICING SEWAGE FLOWS

CONCLUSION

This report was prepared to provide justification in demonstrating an adequate outlet and connection to the sanitary sewers on Royal Magnolia Avenue for the development of 3810-3814 Colonel Talbot Road.

We trust this meets with your requirements. Should you have any question, or require further information, please contact the undersigned.



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Regards,

STANTEC CONSULTING LTD.



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Stantec

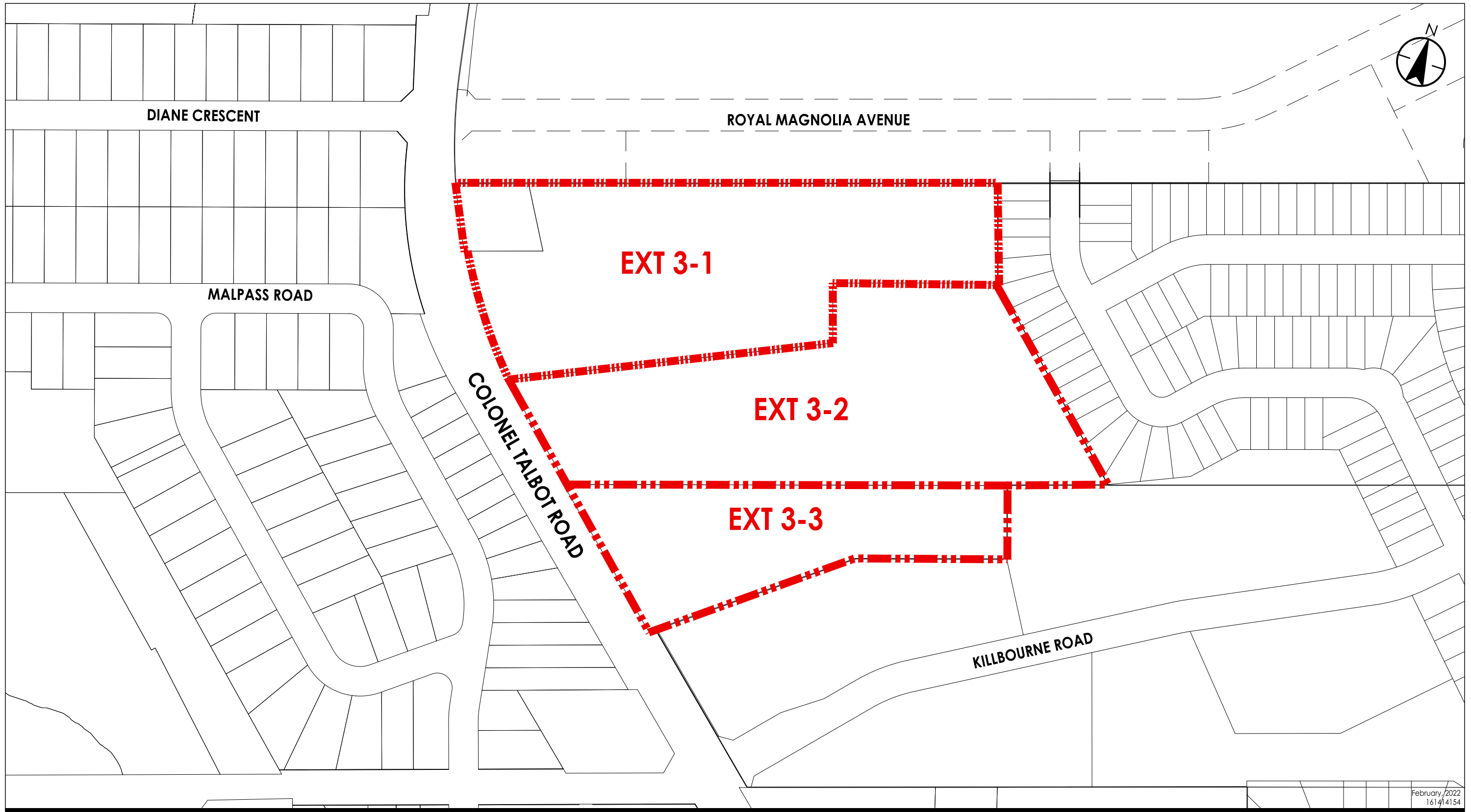
600-171 Queens Avenue

London ON N6A 5J7

Attachment: Figure 1.0 – Future Lands Serviceability Key Plan
 Figure 2.0 – Future Lands Serviceability External 3

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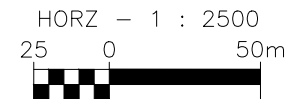


600-171 Queens Avenue
London ON N6A 5J7
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Legend



LANDS SERVICEABLE BY
ROYAL MAGNOLIA
GRAVITY SEWER



Client/Project
YORK DEVELOPMENTS
3810-3814 COLONEL TALBOT ROAD
SANITARY SERVICING

Figure No.

1.0

Title

FUTURE LANDS SERVICEABILITY
KEY PLAN

